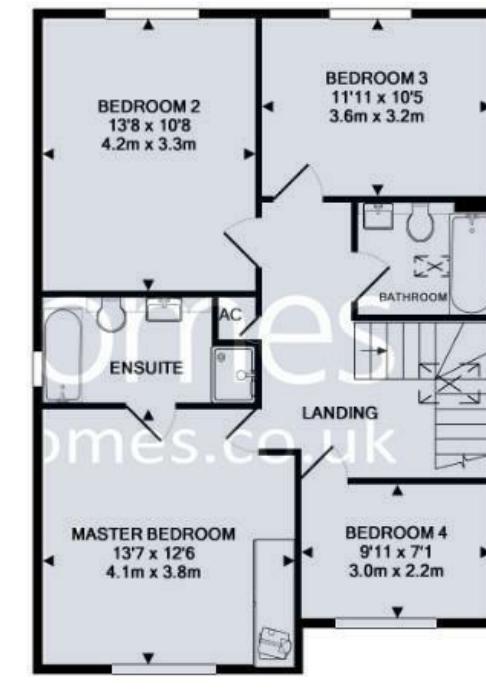


GROUND FLOOR

AREA INCLUDES GARAGE  
TOTAL APPROX. FLOOR AREA 1868 SQ.FT. (173.5 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2019



1ST FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(A2 plus) A	Current
(B1-91) B	Potential
(C9-40) C	
(D5-64) D	
(E1-54) E	
(F1-39) F	
(G1-29) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A2 plus) A	Current
(B1-91) B	Potential
(C9-40) C	
(D5-64) D	
(E1-54) E	
(F1-39) F	
(G1-29) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**Dean Land Shaw, 2 Watermead, Balcombe, West Sussex, RH17 6EY**

**Guide Price £850,000 Freehold**

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## Dean Land Shaw, 2 Watermead, Balcombe, West Sussex, RH17 6EY

Guide Price £850,000 - £900,000

### What we like...

- \* Luxurious modern home that was built with clear eye for details & quality.
- \* Gated development of just five detached homes in the brilliant village of Balcombe.
- \* Beautiful open plan kitchen/dining/family room with bi-folding doors onto the garden.
- \* Beautiful herringbone wooden floors flow through ground floor.
- \* Walk of the village's mainline station with services to London in under an hour.

**GUIDE PRICE £850,000 - £900,000**

### Welcome to Watermead...

Are you looking for a high spec, modern detached home in one of Sussex's most delightful villages? If so, look no further than "Dean Land Shaw" in Watermead, Balcombe – a private, gated close of just five family homes with its own private residents lake.

Built to an exacting standard in 2019, the home has been exceptionally appointed with spaciousness and quality of finish at the forefront of the design and has been meticulously maintained by our client. Stand out features include the beautiful contemporary kitchen, sleek bathroom & en-suites, herringbone wood flooring, striking wooden staircases with iron spindles, bi-folding doors, security alarm and 'Nest' heating system with 'retro style' column radiators.

The stunning open plan kitchen/dining/family room is, without doubt, the hub of the homes extending to just over 27ft making it the perfect space to entertain. The peninsula/island, quartz stone worktops and a range of integrated appliances add a real feeling of quality and the bi-folding doors open on to the garden to give an 'inside-outside' feel, particularly in the summer months.

This fabulous space inter-connects with the sitting room via glazed double doors giving the option for an even larger open space, or separate cosier spaces. The sitting room itself is spacious & inviting in equal measure with a bay window & fireplace with stove – perfect on a chilly winter's evening.

Practicality wise you have a very handy utility room off the kitchen with washing machine & tumble dryer. A door provides integral access to the garage – very useful after a muddy walk with the dog.

There is also an essential understairs cloakroom.

Heading up the stairs you'll be impressed by the sheer amount of natural light that floods in through the cleverly placed skylight above the stairs. There are four well proportioned bedrooms, great for a family.

The master bedroom has its own sleek en-suite with both a bath tub and walk-in shower. The remaining bedrooms are served by the beautiful family bathroom.

Being such a recent build means the home offers a high degree of energy efficiency (EPC B: 84/100) with high performance double glazing, thermostatic gas fired central heating and high levels of insulation. There is also the remainder of the 10 year new homes warranty, providing total peace of mind.



 PSPhomes

### Step Outside...

Outside you have a level and low maintenance garden with paved terrace and expanse of lawn. There is gated side access and the driveway has been widened to provide parking for two cars. PLEASE NOT THE PICKET FENCE IS NOT THE BOUNDARY, IT HAS BEEN ERECTED TO ENCLOSE PETS.

### Brilliant Balcombe...

Watermead is a private, gated close of just five detached homes lying off Jobes in the heart of Balcombe. The village station is within short walking distance and provides regular mainline Thameslink & Southern services (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min). Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Mardenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield. In the private sector Worth School and Handcross Park, Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

### The Finer Details...

Tenure: Freehold

Title Number: WSX424008

Local Authority: Mid Sussex District Council

Development Maintenance Contribution: approx. £300p.A (contributes towards cost of gardening the common areas and upkeep of electric gates)

Council Tax Band: G

Plot Size: 0.10 acres

Available Broadband Speed: Superfast

We believe this information to be correct but recommend intending buyers check details personally.

